



Former Universal Paint Factory Enjoys New Life as Butler Rosenbury & Partners Corporate Headquarters

Along North Main Street in Springfield, Missouri, an irregularly shaped parcel of land held a three-story building and a gravel parking lot, bordered by Union Pacific railroad tracks to the south. The Universal Paint Factory sat unoccupied while it deteriorated on the edge of Jordan Valley's West Meadows. As the major public commitments were completed in Jordan Valley's East Meadows, the focus shifted to the West Meadows area, and, following brownfields assessments, the first settlers in this western migration found their homestead at 319 N. Main Ave. in 2005. Butler, Rosenbury, & Partners architects and engineers moved into the renovated former Universal Paint building's second and third floors, leaving the first floor open for restaurant and retail opportunities.



Before, as Universal Paint

Since the 1900s, the property had industrial uses, and was owned by Universal Polymers Company, Universal Paint Products Company, Springfield Seed Company, Ark-O-Mo Fuel Company, and Springfield Coal, Ice, and Transfer Company. In the early 1900s, a portion of the site was utilized as a coal yard. Two paint spills had been recorded by the Springfield Public Works Department in the 1970s, and presented environmental hazards.

In 2003, the **City of Springfield was awarded a \$400,000 BEDI grant** from the Department of Housing and Urban Development (HUD) to enhance and **support a \$2.5 million Section 108 Loan Guarantee** that provided financing for the redevelopment of the Universal Paint building. HUD guaranteed the private loan to the City of Springfield, who, in turn, loaned the funds to the developers of the Universal Paint property, Scott Tillman and Butler, Rosenbury, & Partners. The funds were used to purchase a letter of credit, provide a debt service reserve, and pay construction interest to ensure security of the funds.

In 2002, assessments were performed by the property owners. Phase I and II assessments were performed again in 2003 through a HUD Economic Development Initiative grant on the parking lot surrounding the building due to the history of the site being used as a coal yard. The Phase II subsurface investigation did not report any soil or groundwater concentrations above applicable MDNR cleanup standards. Subsequent to the assessments, was enrolled in the Brownfield Voluntary Cleanup Program later that year.



After, as Butler, Rosenbury, & Partners

Forty (40) new jobs were created in the architectural firm, with another forty (40) available within the restaurant space and ten (10) in retail. For redevelopment of the West Meadows area, Butler, Rosenbury, and Partners saw an opportunity to be the pioneer for redevelopment, and used their expertise to redevelop a historic brownfield property that will sit at the gateway into the Jordan Valley West Meadows.

City of Springfield, MO Department of Planning & Development. 840 N. Boonville Ave. 65801.

www.springfieldmo.gov/brownfields

(417) 864-1031